



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Agenda

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

February 1, 2024
Meeting No.: 24-01

In-Person Meeting Information

Members of the public can attend the meeting in person at:

[Board of Supervisors Chambers](#)
[575 Administration Drive, Room 102A](#)
[Santa Rosa, CA 95403](#)

Webinar Information

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- **Zoom Webinar:** [Join Meeting >>](#)
<https://sonomacounty.zoom.us/j/96446932610?pwd=ODIMZ0xzM2VYXR4eDZHM3RXdHlwUT09>
- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 964 4693 2610
- **Passcode:** 427305

Roll Call

Commissioner Olmstead, District 1
Commissioner Reed, District 2
Commissioner Wiig, District 3
Commissioner McCaffery, District 4
Commissioner Marquez, District 5

Staff Members

Cecily Condon, PRMD Division Manager
Adam Sharron, Project Planner
Tasha Levitt, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Disability Accommodation

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-6186 or email PlanningAgency@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Materials

Available digitally through the link in the Agenda and on the Planning Commission website. You can also email PlanningAgency@sonoma-county.org or the project planner to request materials.

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Public Appearances for Non-Agenda Items

Items scheduled on the Agenda

Planning Commission Regular Calendar

[View documents for all items listed digitally>>](#)

<https://share.sonoma-county.org/link/lloDKEykU4A/>

Item No.: 1

Time: 1:05 PM

File: ZPE23-0127

Applicant: Brian Jaffe

Appellant: Chris Kuhn

Owner: California Cottage Corporation, LLC

Cont. from: N/A

Staff: Adam Sharron

Env. Doc: Exempt pursuant to CEQA Guidelines Section 15268 and Public Resources Code Section 21080 as a ministerial project.

Proposal: An appeal of the ministerial approval of a Senate Bill 9 Two-Unit Housing Development consisting of a 3,000-square-foot duplex on a 0.32-acre parcel.

Recommended

Action: Permit Sonoma recommends that the Planning Commission adopt a resolution denying the appeal and upholding staff approval of the Senate Bill 9 Two-Unit Housing Development consisting of a 3,000-square foot duplex on a 0.32-acre parcel.

Location: 161 Wembley Court, Santa Rosa

APN: 058-232-005
District: Four
Zoning: R1 (Low-Density Residential) B7, SR (Scenic Resources Combining District) VOH
(Valley Oak Habitat Combining District)

Action:
Appeal Deadline:
Resolution No.: 24-0_

Vote:
Commissioner Olmstead
Commissioner Reed
Commissioner Wiig
Commissioner McCaffery
Commissioner Marquez

Ayes:
Noes:
Absent:
Abstain:

Permit Sonoma Hearing Waiver Calendar

This calendar serves only to notify the public of hearing waiver projects. The projects listed below are not on the current agenda.

File: PLP23-0011 (DRH22-0004 and UPE23-0021)
Project Name: Sebastopol Hardware Retail Center
Applicant: Ken Cohan
Staff: Claudette Diaz
Location: 1794 Highway 116 South and 26 Bloomfield Road, Sebastopol
APN: 063-040-034

Project
Description: Design Review with Hearing and Use Permit for a new neighborhood hardware retail center consisting of a 12,260-square foot retail building with an adjacent 2,984-square foot open air roofed garden supply/nursery structure, and a separate 4,000-square foot warehouse building on two parcels totaling 2.76 acres. Access will be provided along Bloomfield Road and Highway 116 South. Access along Highway 116 will be limited to right-turn movements in and out. The hours of operation will be 7:00 am to 7:00 pm, Monday through Saturday and 8:00 am to 6:00 pm on Sunday with a maximum of 10 employees.

Last Day for
Public Comment: February 6, 2024

File: UPE23-0015

Project Name: West Coast Metals

Applicant: Jack Gardner

Staff: Adam Sharron

Location: 3615 Copperhill Ln., Santa Rosa

APN: 059-250-030

Project

Description: Use Permit to allow for the establishment of a Large Recycling Collection Facility (West Coast Metals) on a 1.64-acre parcel (APN: 059-250-030) at 3615 Copperhill Lane, Santa Rosa, with M2 40000 SQ FT AVG, VOH zoning.

Last Day for

Public Comment: February 5, 2024

Public Appearances for Non-Agenda Items: Shortly after the hearing begins, the PC invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Comments may be limited to three minutes, or as imposed at the discretion of the Chair. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the PC commissioners.

Public Appearances for Agenda Items: PC hearings begin at 1:00 PM and are recorded. Agenda items begin on or after the time stated on the agenda. After a county staff project presentation and commission questions, the public hearing is then opened. The applicant may then give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically three minutes per speaker. Please state your name for the record when you are called upon. Questions raised by the public may be answered after all public comments are given. The Commission may request staff or the applicant to answer questions, and the applicant is given the opportunity to respond to any public comments. The public hearing is then closed, and no further public comments are received. The commissioners discuss the project and make a decision by motion and roll call vote.

Hearing Waiver Calendar: The hearing waiver calendar lists projects proposed for public hearing waivers for informational purposes only. The listed items are not scheduled on the current or uncontested calendars. For more information on the hearing waiver item, contact the planner assigned to the project or fill out a 'Request for Information' card.

Uncontested Calendar: All items listed on the uncontested calendar are considered to be routine. The Chair will open the public hearing on all items simultaneously. If no one from the public addresses the PC, the hearing will be closed, and the items may be acted upon with a single majority vote.

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. The PC invites interested persons to submit comments which are entered into the

permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

Mail Public Comments: Address letters to: Permit Sonoma, 2550 Ventura Avenue, Attn: Planning Agency Secretary, Santa Rosa, CA 95403 and include the project number. **This is not the location of the hearing.**

Email Public Comments: Email comments to: PlanningAgency@sonoma-county.org. Please provide your name and the project number. It is advised to email comments (no later than the day before) prior to the hearing date to give commissioners and staff review time.

If you wish to speak on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name, will be announced when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the microphone. Please state your name upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

If you wish to comment on a hearing waiver item, submit your comment directly to the assigned planner prior to the "last day for public comment" date listed for each item.

Please Be Respectful of others and the varying points of view. No clapping, booing, or speaking out of turn.

Please Be Courteous turn off cell phones and pagers while the meeting is in session.